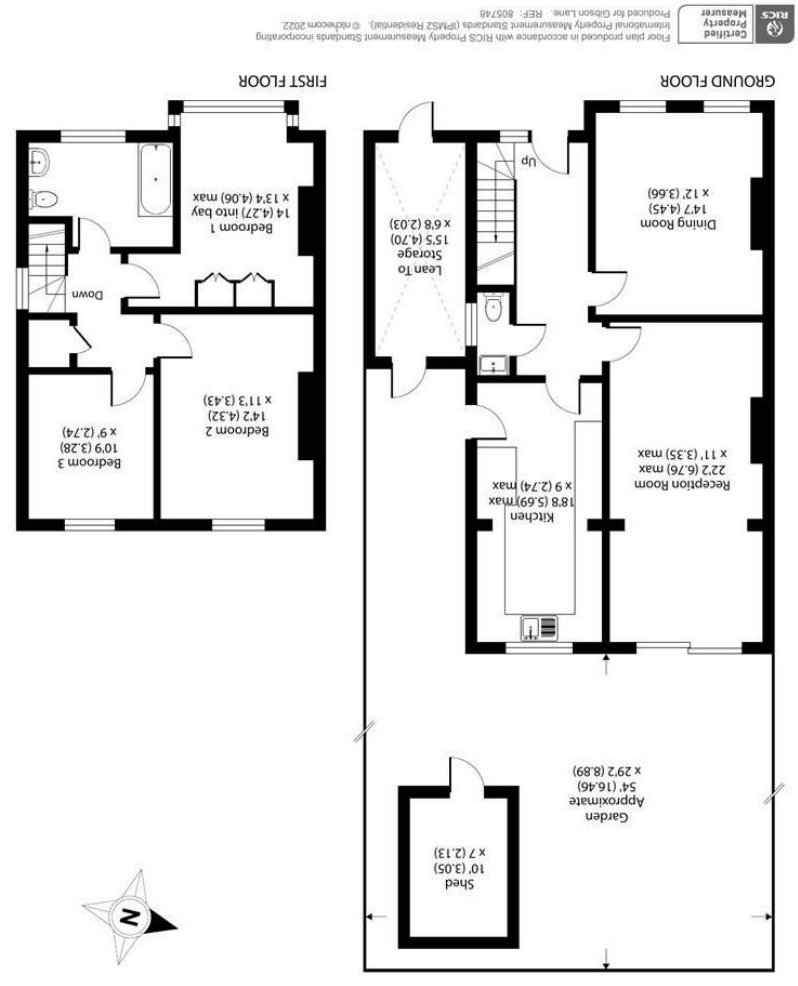
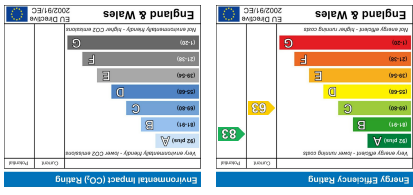


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



Approximate Area = 1334 sq ft / 123.9 sq m (excludes lean to storage)  
 Outbuilding = 70 sq ft / 6.5 sq m  
 Total = 1404 sq ft / 130.4 sq m  
 For identification only - Not to scale

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 Surrey  
 KT2 5ED  
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Staunton Road  
 Kingston Upon Thames KT2 5TJ



**Guide Price £1,400,000**

- Detached Family Home
- Off Street Parking
- Three Double Bedrooms
- Potential to Extend (STNC)
- North Kingston Location

- 54 ft Rear Garden
- EPC Rating - D

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

Launch Saturday 1st July 2023

An immaculately presented 1920's Detached family home with accommodation in excess of 1400 sq ft arranged over two floors. The ground floor comprises of wide entrance hall, bright and airy dining room, downstairs WC, modern Kitchen with a side door to a covered storage area and a 22 ft double reception room with fireplace and sliding patio doors leading out onto a beautifully landscaped 54ft private rear garden. To the upper floor there are three double bedrooms and modern family bathroom. There is also the added bonus of huge extension potential (STNC) Externally there is off street parking for several cars.

## Situation

Staunton Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned approximately half a mile from Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.

